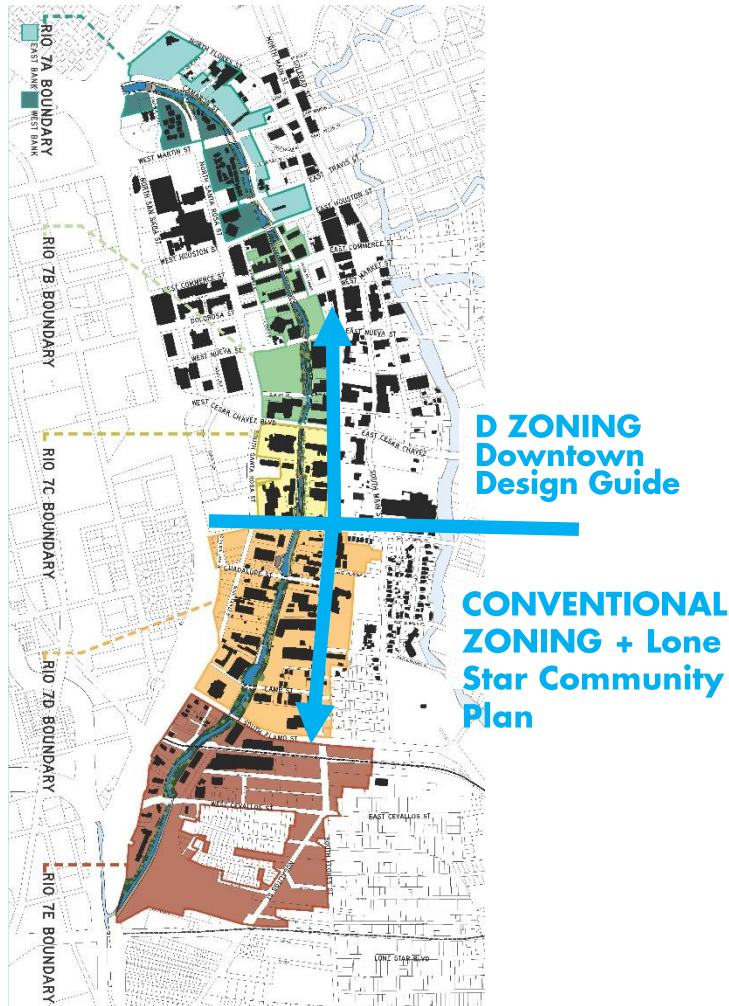


Boundaries for RIO 7



- North of El Paso Street in the 'D' Zoning District, RIO 7 only applies to properties adjacent to the creek.
- South of El Paso Street, RIO 7 applies to the area between the commercial corridor streets, similar to RIO's 1 through 6.

Boundaries for RIO 7

Consider extending to Flores St. in RIO 7a

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek - Paseos



Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek - Paseos

Do these alignments allow for parking garages?

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek

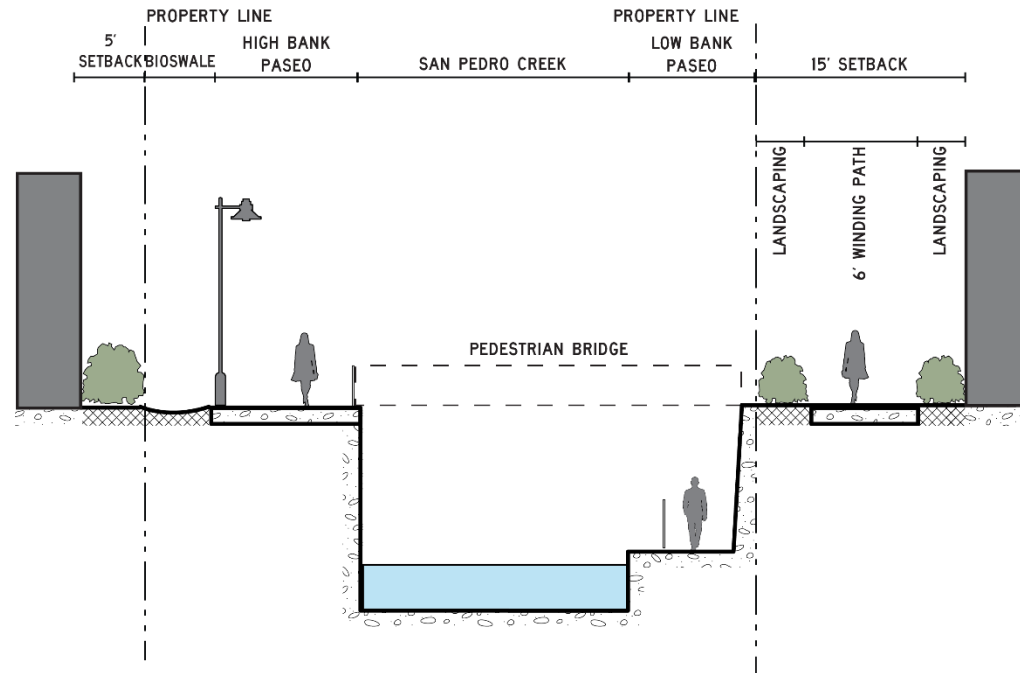


Fig. 673 – 9 Typical Cross Section

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek

May need an additional criteria for small lots to reduce setback.

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek

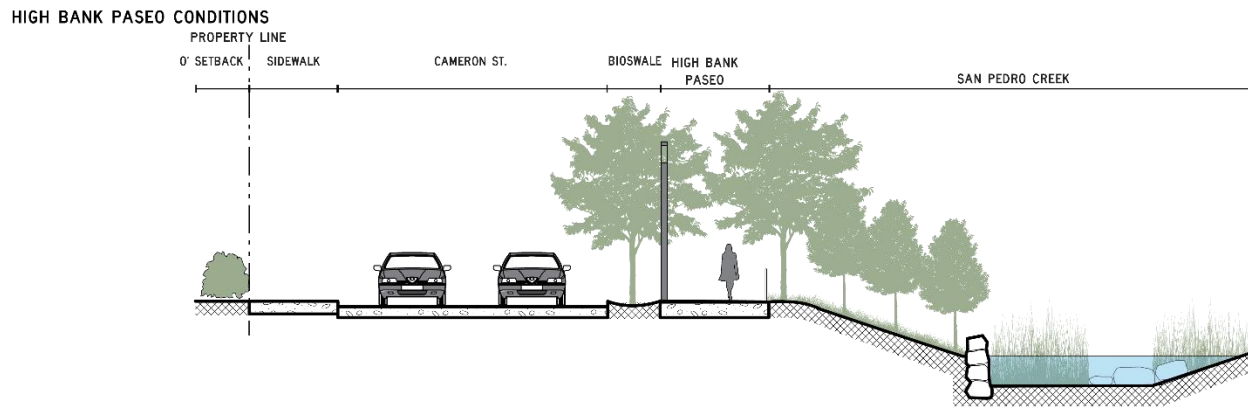


Fig. 673 – 10 Cameron St.

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek



Fig. 673 – 11 a: forecourt

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek

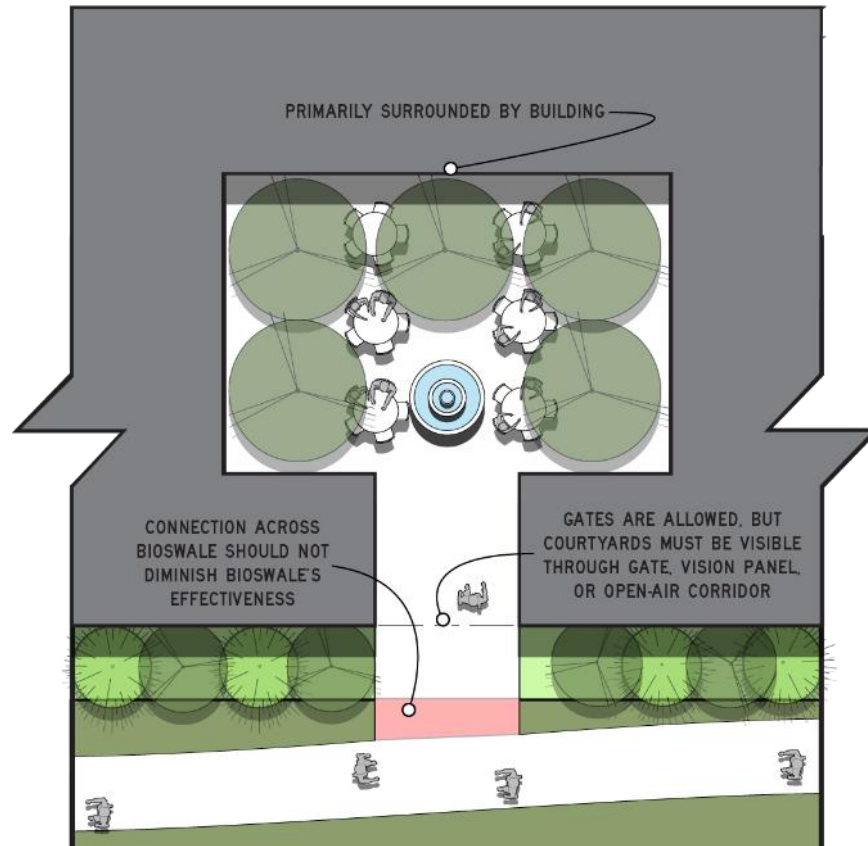


Fig. 673 – 11 b: courtyard

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek

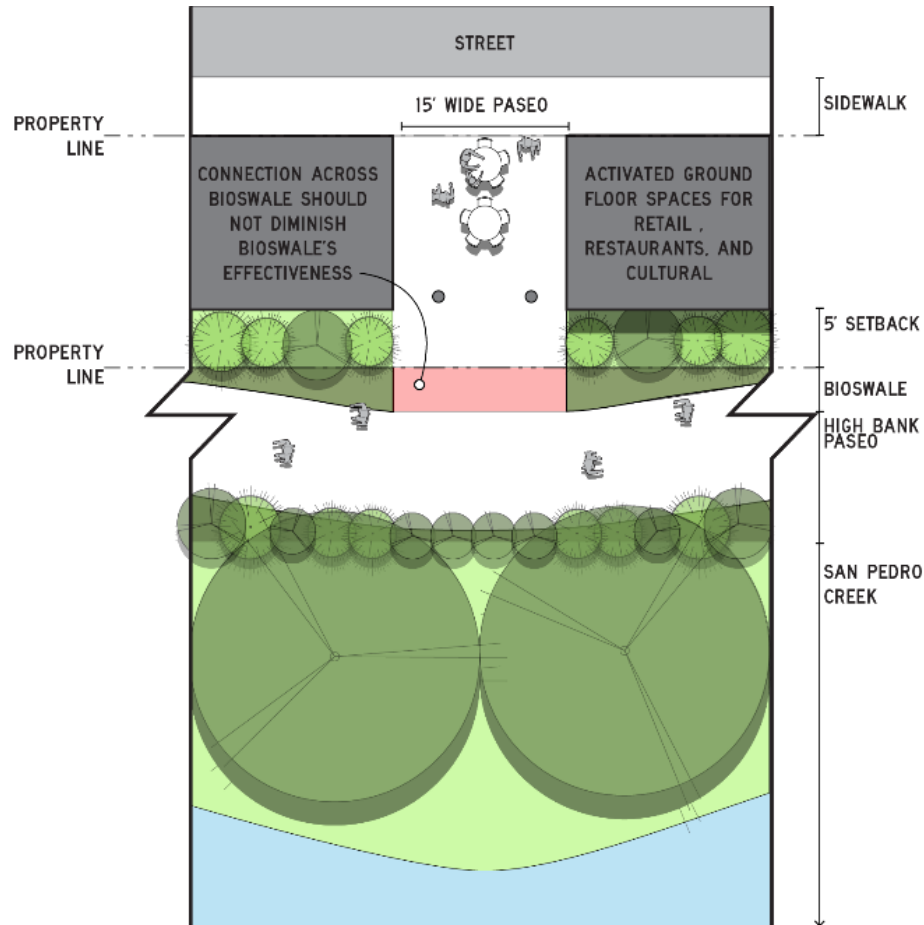


Fig. 673 – 11 c: paseo

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek

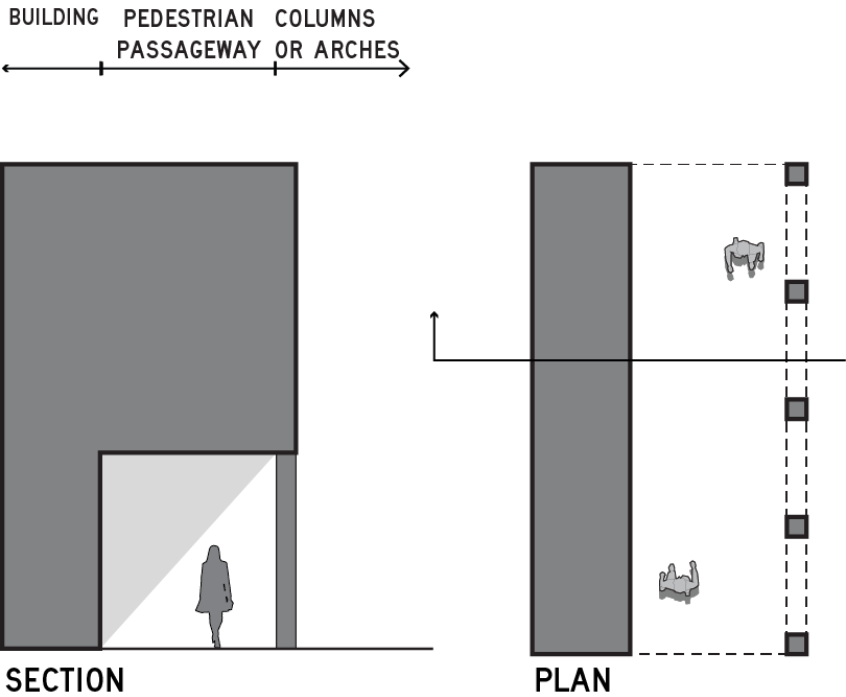


Fig. 673 – 11 d: arcade

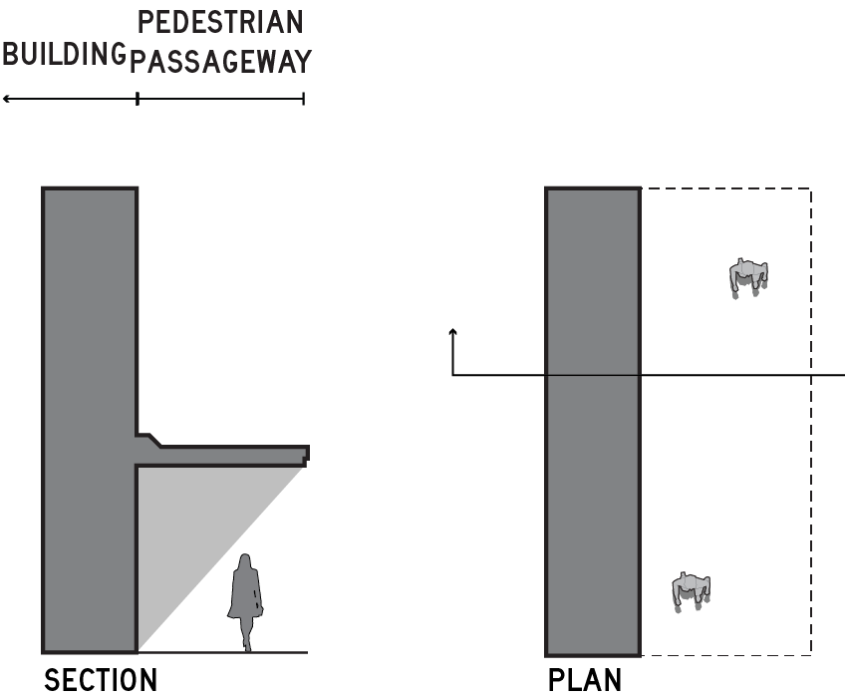


Fig. 673 – 11 e: canopy

Section 35-673. - Site Design Standards: Publicly Accessible Open Space Configurations along the Creek

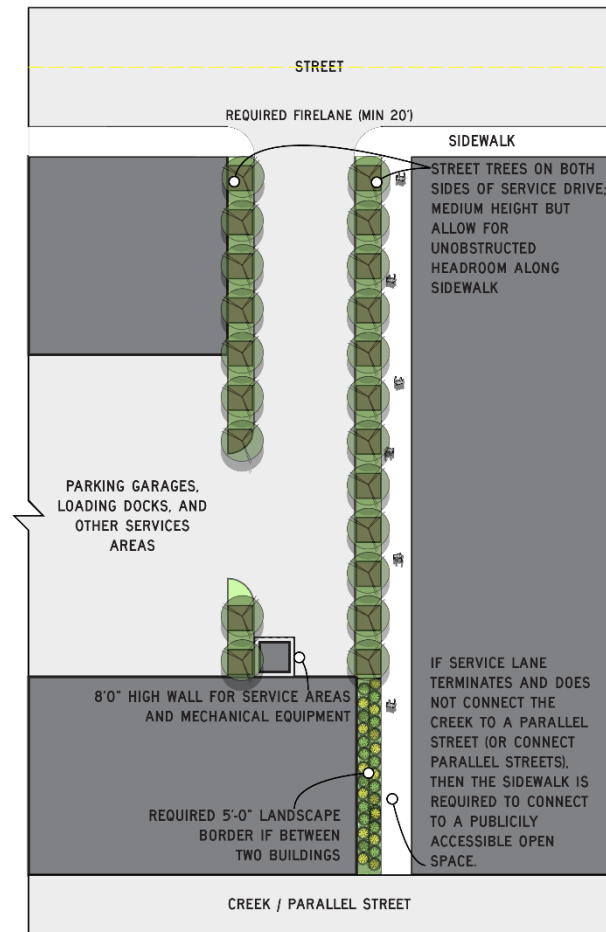
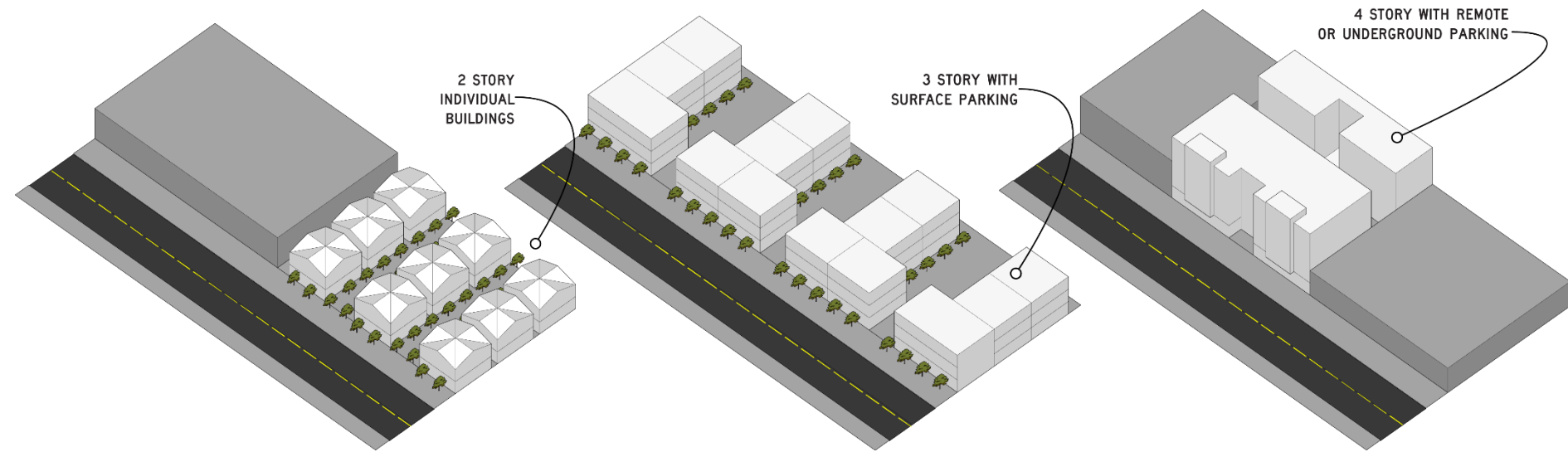


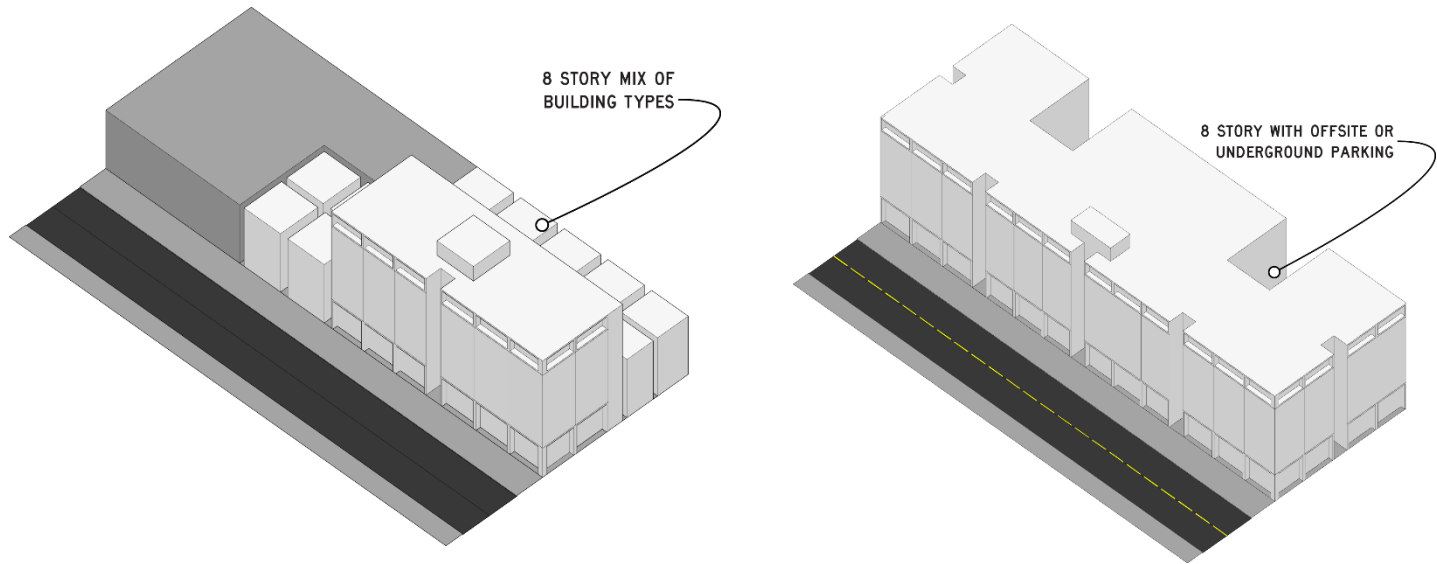
Fig. 673 – 11 f: pedestrian oriented mid-block service drive and fire lane

Sec. 35-674. - Building Design Principles: Massing



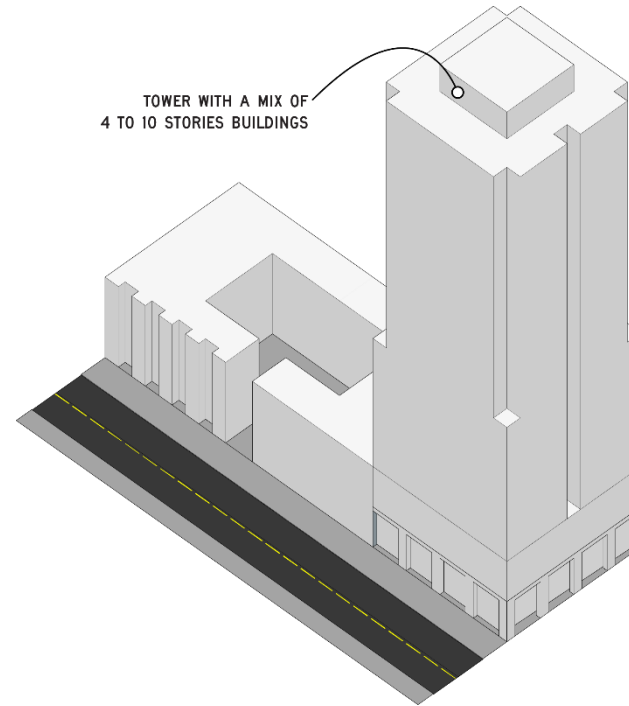
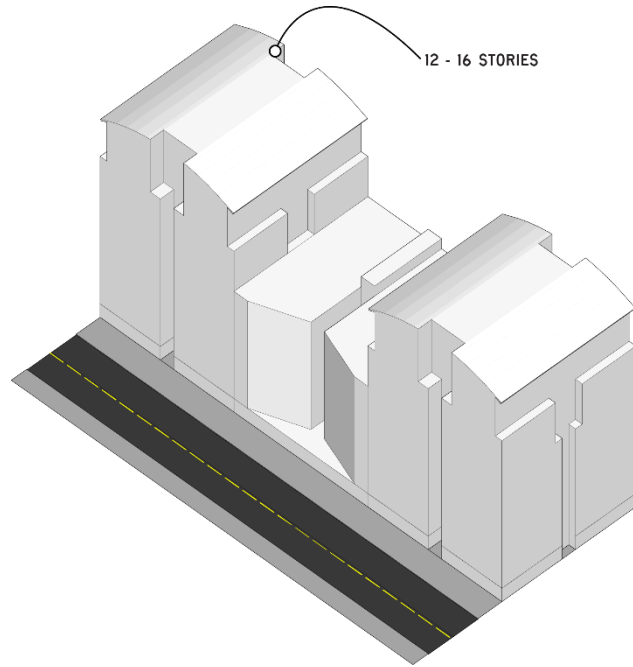
Downtown Design Guidelines: Fig. 5.1 low rise residential massing diagrams

Sec. 35-674. - Building Design Principles: Massing



Downtown Design Guidelines: Fig. 5.2 mid rise residential massing diagrams

Sec. 35-674. - Building Design Principles: Massing



Downtown Design Guidelines: Fig. 5.3 high rise residential massing diagrams

Sec. 35-674. - Building Design Principles: Massing

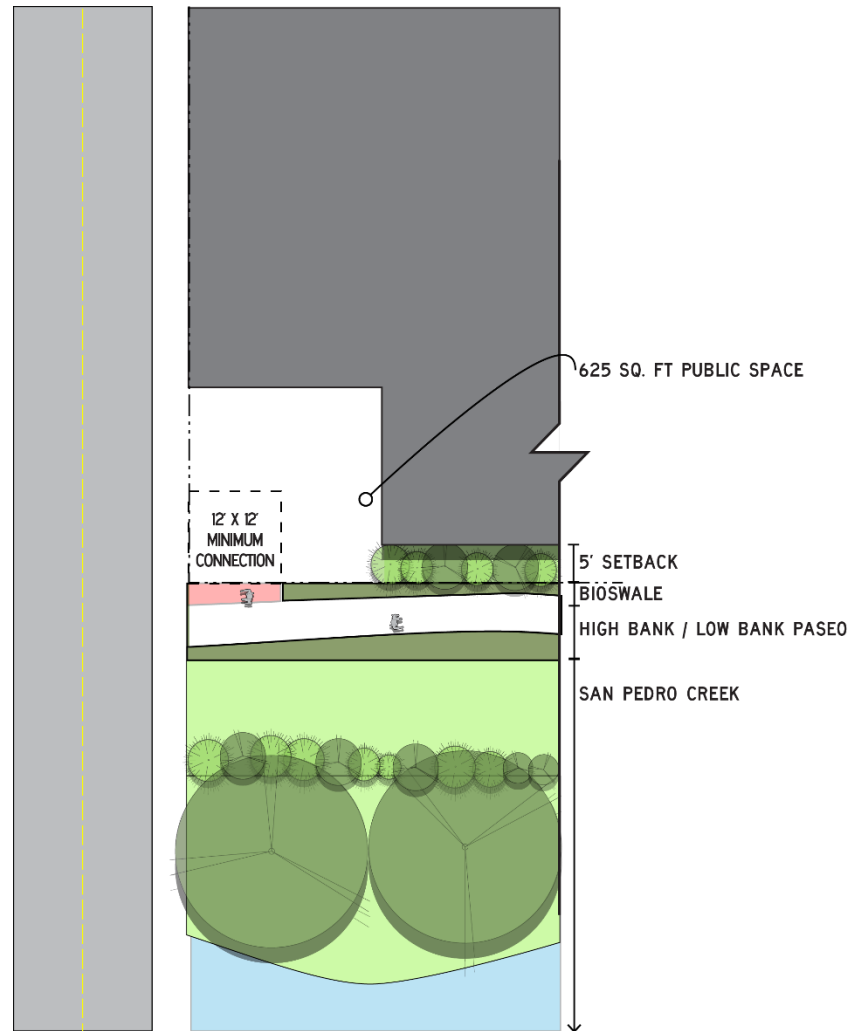


Fig. 673 – 11 i

San Pedro Creek "RIO 7" Overlay District

Sec. 35-674. - Building Design Principles: Massing

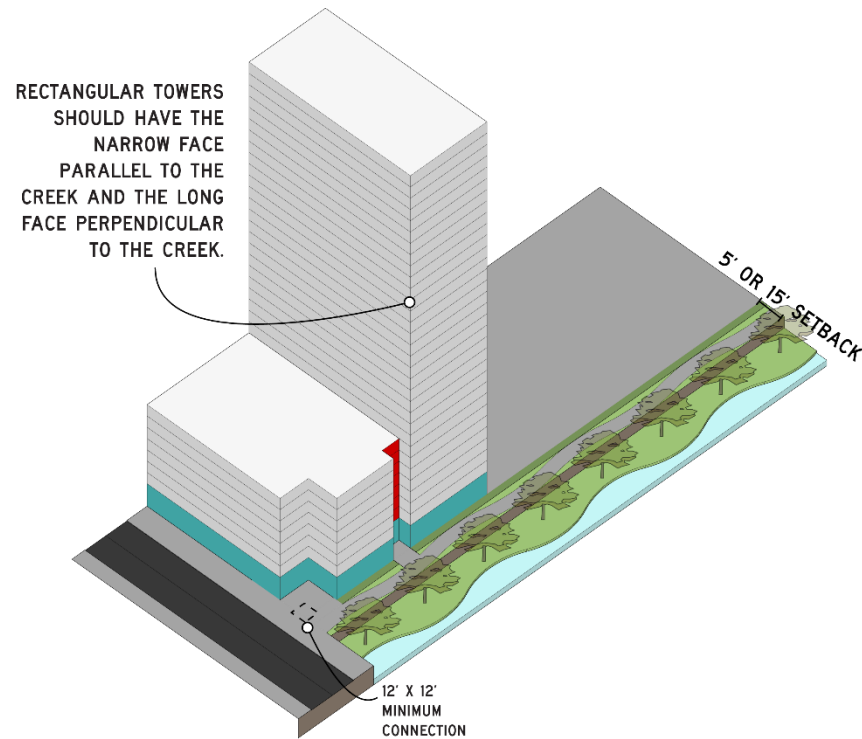
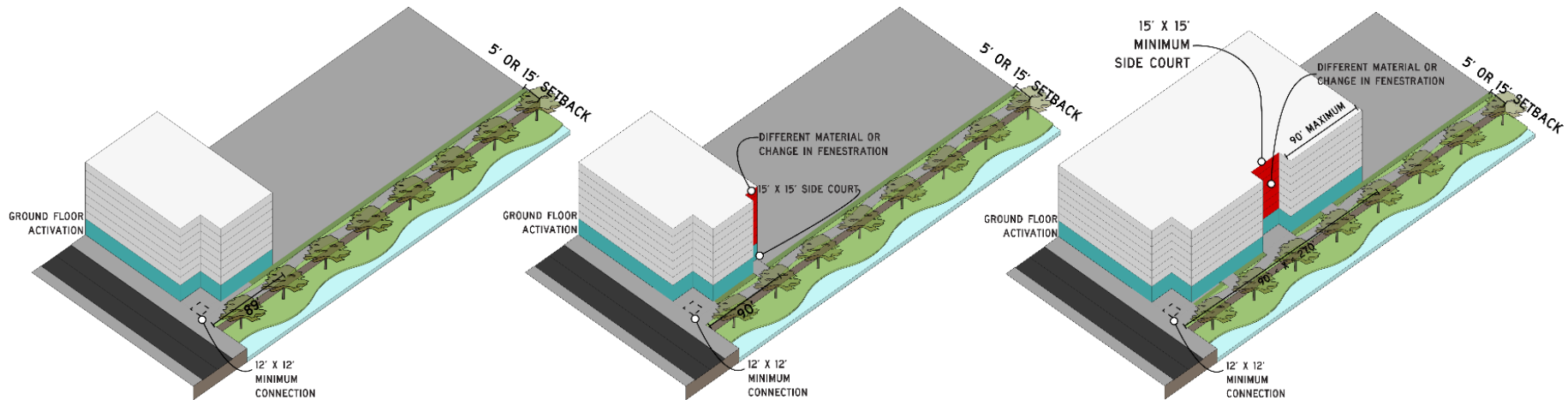


Fig. 677 – 1

Sec. 35-674. - Building Design Principles: Massing



Building less than 90'

Building greater than 90' to have
sidecourts

Fig. 674 – 2 i: Building greater
than 90' but less than 270' to have
sidecourts

San Pedro Creek "RIO 7" Overlay District

Sec. 35-674. - Building Design Principles: Massing

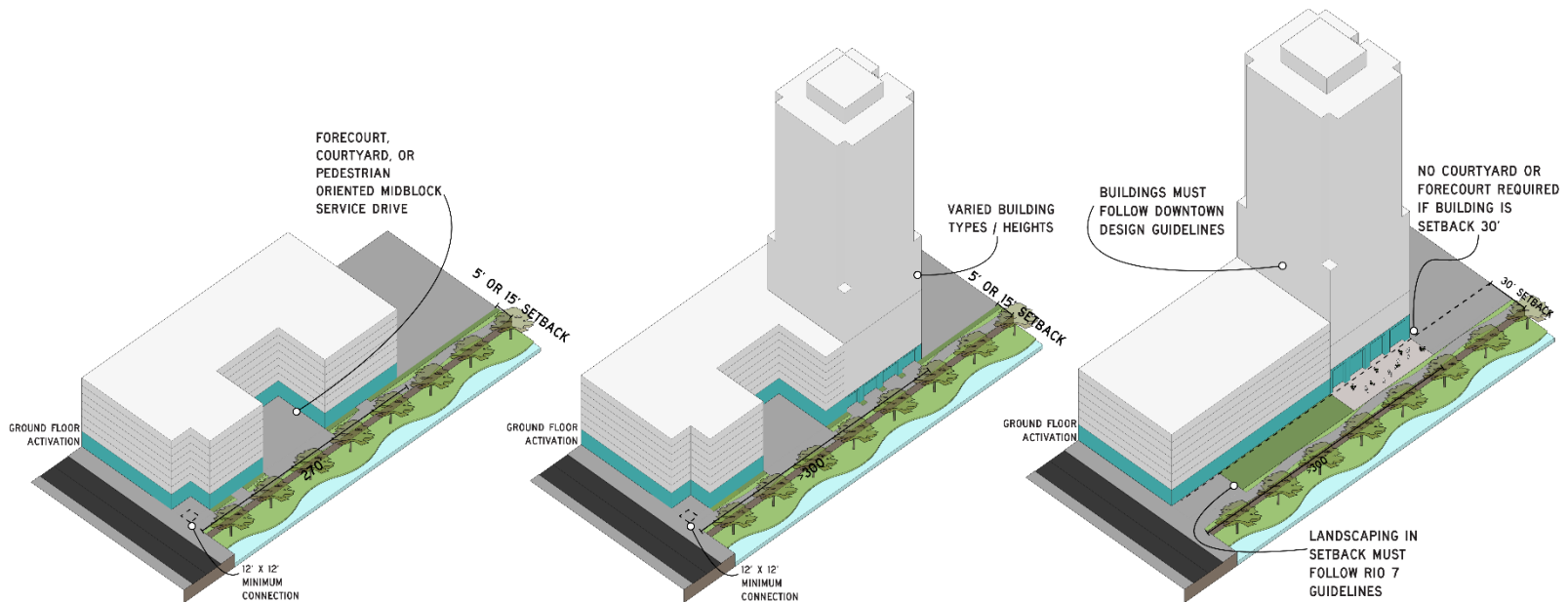


Fig. 674 – 2 ii: building 270' long or longer

Fig. 674 – 2 iii: single development 300' or longer

Fig. 674 – 2 iv: setback exception

Tentative Adoption Schedule

April 14: San Pedro Creek Subcommittee Meeting

April 21: Submit Draft Comments to San Antonio River Authority

Start of City Adoption Public Process

May 18: Historic and Design Review Commission

June 7: Zoning Commission

Neighborhoods and Livability Committee

August 4: Target City Council Date